

FAIR OAKS / ORANGE GROVE SPECIFIC PLAN UPDATE

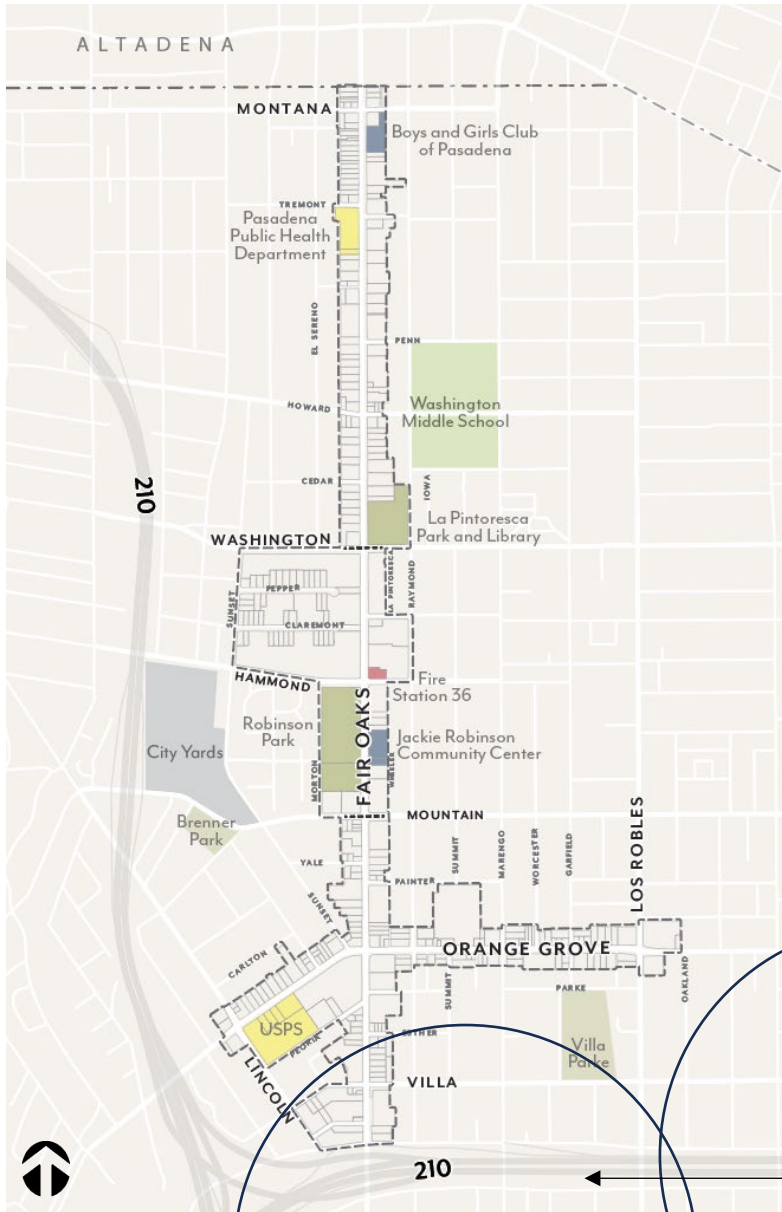
*Planning Commission
Study Session #2
October 22, 2025*



OUR PASADENA
PUTTING THE PLAN IN MOTION

Fair Oaks / Orange Grove (FOOG) Specific Plan Area

- Fair Oaks Ave between Montana and Maple St
- Orange Grove Blvd between Lincoln & Oakland Ave
- Notable assets include La Pintoresca Park & Library & Robinson Park Recreation Center



La Pintoresca Park and Library



Robinson Park Recreation Center

1/2 mile radius from Memorial Park
Metro A Line Station

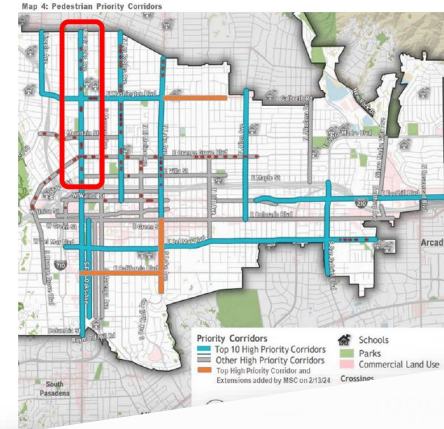
Recap of Study Session #1 in March 2025

Staff presented on the following:

- Overview of the planning process
- Plan vision
- Subarea concepts
- Preliminary development standards
- Highlighted City projects

Pedestrian Transportation Action Plan

- Fair Oaks Ave is a pedestrian priority corridor in the City's Pedestrian Transportation Action Plan (PTAP)
- Draft concept plan identifies traffic calming features and enhancements to address safety concerns
- DOT is actively pursuing grants to fund detailed concept design to further define the project, test feasibility, and engage with the community



<https://www.cityofpasadena.net/transportation/transportation-improvements/transportation-safety-improvements-pasadena-pedestrian-transportation-action-plan-revised-2024-2/>

27

Public Art Project

Robinson Park Recreation Center Public Art Project
Project Summary

2 Permanent Public Artworks
Each budgeted at \$200K, to be sited at the Recreation Center

2 Selected Public Artists
Carla Jay Harris and Deborah Aschheim

Phase 1: Project Development (August 2023 – present)
Artists Deborah Aschheim and Carla Jay Harris have met with a wide range of community members, subject-matter experts and local organizations to learn more about the complex history of Northwest Pasadena and the lived experiences of its residents.

Arts & Culture Commission held a meeting in May 2024, where artists Deborah Aschheim and Carla Jay Harris presented updates about their ongoing research and work with the Northwest community as part of the Robinson Park Recreation Center Public Art Project

Link to Presentation: [2024-05-08 AC Meeting Presentation](https://bit.ly/RobComSurvey)

Link to Survey: <https://bit.ly/RobComSurvey>



31

Recap of Study Session #1 in March 2025

Community feedback (over 70 participants):

- Increase density to 48 du/ac to encourage housing on Fair Oaks Ave, north of Washington Blvd
- Support multi-family housing on religious facilities
- Rename “La Pintoresca” to “Legacy District” Subarea
- Emphasis on bringing back a “Black Main Street”
- Safer streets for people – pedestrians, bicyclists & cars
- More street trees & public art



Planning Commission was generally in support of the “themes” discussed and:

- Requested staff consider the physical feasibility & appropriateness of increasing residential density to 48 du/ac on Fair Oaks Ave, north of Washington Blvd

Tonight's Study Session

- Present revised Draft Chapters of the FOOG Specific Plan
 - Chapter 1: Introduction
 - Chapter 2: Background – Existing Conditions & Community/Historic Context
 - Chapter 3: Vision, Goals & Policies
- Introduce the 'Streets for People' approach for Chapter 5
- Follow-up discussion on density & potential development standards
- Next steps

DRAFT PLAN CHAPTERS (REVISED)



Supporting Documents that Shaped the Revised Draft

- Northwest Community Plan and Priorities
- Safety Action Plan & other City plans
- North Fair Oaks Vision Plan (community)
 - Community background
 - Desired land uses/businesses
 - Housing opportunities & increasing residential density
 - Streetscape vision
- La Pintoresca Vision Plan (community)
 - Streetscape vision
 - Suggest enhancements to parks, schools, churches, homes & gardens



Draft Plan Chapter 1: Introduction

Ch. 1 Introduction

Introduction	3
1.1 Specific Plan Area	4
1.2 Purpose	5
1.3 Relationship to Other Documents	5
1.4 Planning Process & Outreach	10
1.5 Specific Plan Organization	15

INTRODUCTION

The Fair Oaks/Orange Grove (FOOG) Specific Plan area features the prominent north/south corridor of Fair Oaks Avenue and east/west corridor of Orange Grove Boulevard, with a diverse spectrum of uses and development types. The dual corridors of the plan area feature a unique concentration of multi-family housing, institutional housing, and neighborhood commercial uses. It serves a gateway to the city, linking Altadena and surrounding residential neighborhoods to the Central District. Pasadena Transit's Route 20, which runs along Fair Oaks Avenue, has the highest ridership numbers in the City.

In the FOOG area, Fair Oaks Avenue has medical uses, care facilities, parks and recreation centers, a mix of single and multifamily housing, and a variety of small offices and storefronts. Orange Grove Boulevard features multi-family residences, neighborhood-serving commercial uses, a large United States Postal Service (USPS) facility, and Fair Oaks Renaissance Plaza, and a large shopping center anchored by a Vallarta supermarket. Fair Oaks Avenue and Orange Grove Boulevard generate a cohesive neighborhood feel with a balance of mixed-use development, retail, residential, and employment uses within walking distance of one another.

The 2015 General Plan for Pasadena guides development in the area and provided direction to update the FOOG Specific Plan. This Plan establishes the following vision statement for the Fair Oaks/Orange Grove area, which reflects ideas and feedback from a multi-phase community engagement effort between 2018 and 2021:

"Fair Oaks Avenue and Orange Grove Boulevard will offer a variety of housing options and flexible commercial, recreational, and community-building services around active, people-oriented corridors that celebrate the neighborhood's rich history."

The plan presents an opportunity for this vision to be grounded in policy and practice, and for the City and community to work together in confronting planning challenges and envisioning the future of the Fair Oaks/Orange Grove area. In addition to an extensive public outreach and visioning process, the FOOG Specific Plan represents the outcome of a robust outreach process and technical planning and design effort, directly informed by the perspectives and expertise of community members, City staff, the Planning Commission, Design Commission, Northwest Commission, and the City Council. perspectives and expertise of community members, City staff, the Planning Commission, Design Commission, Northwest Commission, and the City Council.

WHAT IS A SPECIFIC PLAN?

In the State of California, a Specific Plan is a regulatory tool that local governments use to implement their General Plan and to guide development in a localized area. The General Plan is the primary guide for growth and development in a community, and a Specific Plan focuses on the unique characteristics of a special area by customizing the land use regulations and development standards for that area. A Specific Plan establishes a link between the policies and implementation programs in the General Plan and individual development proposals in a defined area within the City.

Chapter Overview

This chapter is organized into the following sections:

- » 1.1 Specific Plan Area
- » 1.2 Purpose
- » 1.3 Relationship to Other Planning Documents
- » 1.4 Planning Process and Outreach
- » 1.5 Specific Plan Organization

Draft Plan Chapter 1: Introduction

NORTH FAIR OAKS & LA PINTORESCA VISION PLANS

During the FOOGSP Update process, two groups presented their work in the Plan area:



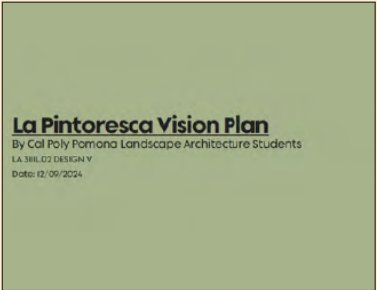
North Fair Oaks Vision Plan

North Fair Oaks Vision Plan

The North Fair Oaks Vision Plan was published in December 2023 and updated in February 2025. It shares a vision developed by Northwest Pasadena community members for North Fair Oaks Avenue between Washington Boulevard and the northern city limits – the northern portion of the FOOG area. It was produced by Making Housing and Community Happen, a local faith-based housing advocacy organization, and the Arroyo Group, a consulting firm.

Its vision calls for restoration of the corridor, which it describes as a middle road between gentrification and disinvestment. Community-guided revitalization would include the development of affordable housing, community entrepreneurship, and tenant protections. The plan also aims to promote restorative justice by recreating the main street that once existed and protecting what remains of Northwest Pasadena's African-American community.

The plan includes information about the area's background and history, existing conditions, and a future vision for the corridor through chapters on land use, streetscape, and culture, which includes independent businesses, public art and historic preservation. One of the primary findings of their analysis is that lower densities and higher parking requirements have helped cause further disinvestment in the community. Some of the major objectives of the plan include increasing density, reforming parking, and slowing traffic by reducing vehicle lanes.



La Pintoresca Vision Plan

La Pintoresca Vision Plan

The La Pintoresca Vision Plan was published in December 2024 by a class of Cal Poly Pomona Landscape Architecture students, led by lecturer Cheryl Lough. It highlights La Pintoresca Park and the park's surrounding neighborhood to the north and east, including part of the FOOG Plan area.

The plan outlines suggested improvements to streetscapes, parks, schools, churches, homes and gardens that will create a resilient, inclusive and healthy community. It uses case studies of existing projects from both inside and outside the study area, and analyzes data such as crash statistics to inform its recommendations. It makes the case for building green infrastructure to solve immediate challenges and create a more sustainable future.



Placeholder

WHAT WE HEARD

Participants shared a wide range of input throughout the outreach process, including the following recurring themes:

Increase densities appropriately to encourage a range of housing types and development that aligns with the look and feel of the area:

- » Support for a variety of housing types including senior, family, and multi-family
- » Encourage development that emphasizes features and form, such as five stories, a historic feel, and a mix of uses on the ground
- » Embrace the unique character of the historical built environment and the specific plan area, including compatible sizes, setbacks, massing, and improved building facades
- » Existing institutional uses, such as convalescent and retirement care facilities in the area, should be rehabilitated and/or improved by incorporating gardens, native landscaping to benefit residents; continue prohibiting new Institutional Uses to address the overconcentration of this use in the Northwest area.
- » Cluster higher density uses in the southern portion of the plan, closer to the freeway
- » Ensure that new development and density will not impact municipal services such as police and fire

Foster support for economic development and job creation and enhance the public realm:

Support streetscapes and mobility enhancements for a walkable, pedestrian-friendly public realm:

- » Improve accessibility and overall pedestrian experience through the addition of shade trees, benches, pathways, places to rest, improved lighting, landscaping, and public art
- » Install gateway features at key intersections such as North Fair Oaks Avenue and Montana
- » Improve pedestrian safety, particularly at key intersections, and all circulation in the plan area, consider strategies such as shuttle bus
- » Support bike-related infrastructure and amenities
- » Provide parking, including lots located underground, and parking
- » Activate corners with building entrances that face the street and provide easier pedestrian access
- » Improve landscaped streetscapes along North Fair Oaks Avenue



A community member speaks during public comment at the March 2025 Planning Commission study session.

Draft Plan Chapter 2: Background

Ch. 2 Background

2.1	Community & Historic Context	23
2.2	Existing Land Uses, Urban Form, & Public Realm	30

2.1 Community & Historic Context

The Fair Oaks/Orange Grove (FOOG) Plan area is a predominantly residential and commercial part of the City of Pasadena. The area is home to some of the earliest subdivisions in the city, that contains the site of the first house built in the city, that was located at the intersection of Lincoln Avenue (formerly known as Fair Oaks) and Orange Grove Boulevard. In the late 1800s, the area was characterized by a mix of citrus groves, farmland, and homesteads and was part of Pasadena's burgeoning tourism industry for wealthy visitors, drawn to the area by the warm winters. Throughout the late 1800s and early 1900s, the area's population grew with local neighborhood businesses serving most of the needs of area residents. These small retail and service-oriented businesses such as grocers, tailors, and hardware suppliers, made up a thriving commercial district along North Fair Oaks Avenue and Villa Street. By the early 1900s, several churches and small businesses were established in the northern portion of the FOOG area, which provided for a self-sustaining community. Although the businesses have changed, these mixed-use corridors continue to function as important locations of neighborhood services and amenities to this day.

In the early twentieth century, the area was a flourishing working-class neighborhood with a racially and ethnically diverse population, including Latino, Asian, and Black residents. While early residents were primarily farmers and farmworkers, the workforce expanded in the 1910s to include a variety of labor and service jobs. Many Black-owned and Black serving businesses and institutions opened in the plan area during the early 1910s and 1920s including

Berry & Sweeney Pharmacy, which is still operating in the neighborhood. The neighborhood's civic institutions also expanded during this time, including the establishment of La Pintoresca Library and Park on a site formerly occupied by a local hotel, the Painter Hotel (later renamed the La Pintoresca Hotel).

During the Great Depression (1929-1939), the neighborhood faced challenges due to difficult economic conditions, dwindling homeownership opportunities, and deficiencies in City services. However, the 1920s and 1930s also marked the continuance of an important Black community in Pasadena with Fair Oaks Avenue as its main commercial corridor, home to neighborhood-serving uses such as a cooperative (co-op), movie theater, doctors' offices, and churches, such as St. Barnabas Episcopal.

The economic recovery and subsequent boom following the Great Depression quickly ushered in major changes to the area. Between the late 1960s-1970s, parts of the area were razed due to "urban renewal" and related efforts, displacing many residents.¹ A large portion of this displacement occurred following the passing of the National Defense and Interstate Highway Act of 1956, which prompted the construction of Interstate 210 (I-210), known as the Foothill Freeway. The construction of the freeway resulted in the forced relocation of thousands of residents.² Although there was an alternative route proposed that would have impacted far fewer residents, it was rejected. At the time, the choice of this route was attributed to its alignment with the City's General Plan.² The General Plan was informed by the Home Owners' Loan Corporation (HOLC) investment risk-

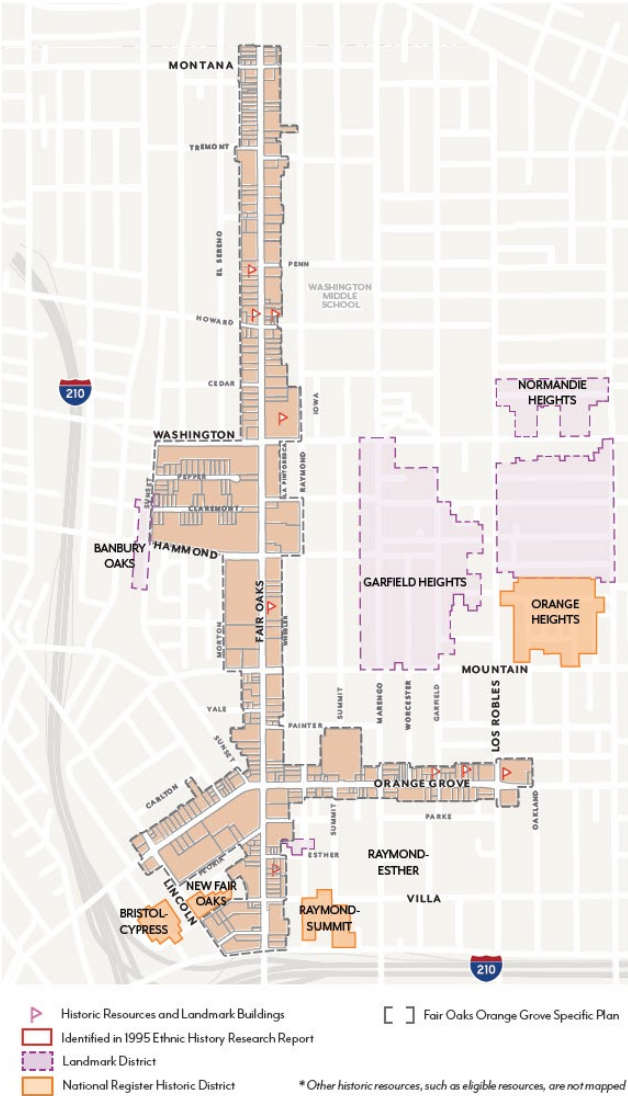


Fair Oaks Avenue looking north from Colorado Boulevard

Highlight the cultural legacy of the African American, Asian American & Latin American communities

Draft Plan Chapter 2: Background

Map 2.1-1: Fair Oaks Orange Grove Specific Plan Historic Resources



First African Methodist Episcopal Church at 565 N Fair Oaks Avenue, 1892



The Painter Hotel, 1888



The Pasadena Motorcycle Quonset Hut (21 Howard Street) was constructed in 1946

Draft Plan Chapter 2: Background

2.2 Existing Land Uses, Urban Form, & Public Realm

LAND USE

Land use is a characterization of how a property or building is used and describes the general activity occurring on a site, such as commercial retail, office, residential, industrial, or open space. Land uses influence the surrounding environment in a variety of ways; for example, some uses, like retail stores and restaurants, may draw pedestrians to an area and create a more active sidewalk environment, while other uses, like industrial, are generally more auto-oriented in nature.

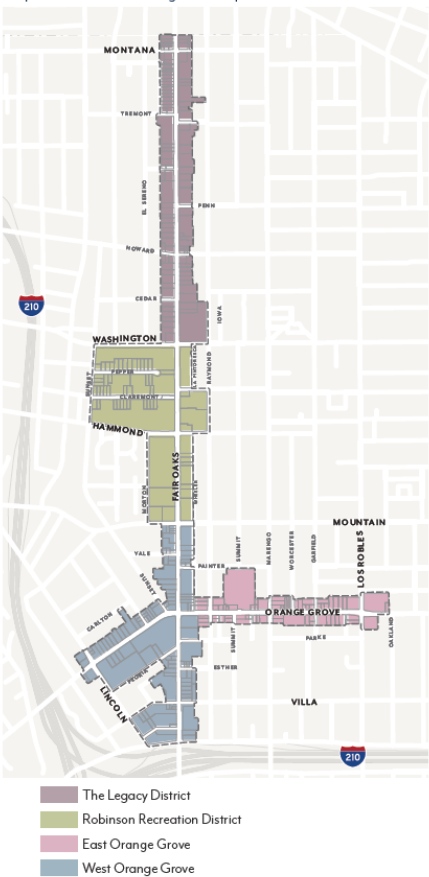
URBAN FORM

Urban form refers to the physical form of a building, both individually and collectively within a district, and its placement within a specific site. Elements of urban form such as a building's scale and height help to determine the overall character of an area. Urban form is influenced by a combination of planning regulations and development standards, architectural design, and site-specific factors such as lot size.

PUBLIC REALM

The public realm refers to spaces that are publicly owned and/or publicly accessible. The NISP regulates the portion of the public realm between private development and the roadway, typically comprised of sidewalks, parkways, street trees, and other amenities such as seating, bicycle parking, bus shelters, and trash receptacles. Other portions of the public realm such as the roadway are designed, regulated, and maintained by various other City departments and planning documents.

Map 2.2-1: Fair Oaks/Orange Grove Specific Plan Subareas



DRAFT Fair Oaks/Orange Grove Specific Plan

THE LEGACY DISTRICT

Land Use and Urban Form

The Legacy District acts as the northern entrance to the City of Pasadena and the FOGG area, extending along Fair Oaks Avenue from the FOGG area's northern boundary at the Altadena/Pasadena border (Montana Street) to Washington Boulevard. The subarea contains many community-serving uses that reflect the area's history, including places of worship, community gathering places such as La Pasencita Park and Library and the Boys and Girls Club of America, and historic, locally owned businesses such as Berry & Sonney Pharmacy. There is a high concentration of medical and institutional uses along North Fair Oaks Boulevard including offices, clinics, assisted living facilities, and transitional and supportive housing.

Building typologies throughout the subarea are mixed depending on the land use and parcel size. In the northern portion of the subarea, parcels on the east side of Fair Oaks Avenue are generally very narrow, several with one-story single-family structures facing Fair Oaks Avenue and additional structures in the rear, possibly indicating additional units. Multifamily developments, office and medical buildings are mostly 12 stories and include an eclectic mix of architectural styles popular at the time of their construction. The subarea features some three-story buildings, such as Rosewood Court, an affordable senior housing community at the corner of Tremont Street and North Fair Oaks Avenue. Buildings were predominantly constructed between the 1920s and 1970s, although some more recently constructed buildings include Craftsman-style condos built in the early 2000s, and Giff Court, an affordable condominium development. These newer developments are designed to mesh with the subarea's historical architectural styles and typically include consistent street trees, landscaped parkways, and pedestrian-friendly

Fair Oaks/Orange Grove Specific Plan DRAFT

ROBINSON RECREATION DISTRICT

Land Use and Urban Form

The Robinson Recreation District subarea is bounded by Washington Boulevard to the north, Sunset Avenue to the west, Raymond Avenue to the east, and Mountain Street to the south. The northern portion of the subarea is characterized by multifamily residential developments and commercial developments built between the 1960s and 1990s as a part of the Fair Oaks Redevelopment Plan, including Kings Village Apartments, La Pasencita Apartments, and Fair Oaks Business Park. Between Hammond Street and Mountain Street, a grouping of neighborhood-serving recreational and educational facilities surround Robinson Park and Recreation Center, including the Jackie Robinson Community Center and the Families Forward Learning Center. The subarea also includes Pasadena Fire Station 36, along with several other institutional, recreational, and R&D office uses.

Buildings in the subarea are all or two stories in height, with predominantly vehicle-oriented site design. Kings Village and La Pasencita Apartments include a variety of smaller building forms generally set back from Fair Oaks Avenue behind fencing and oriented toward interior courtyards, walkways, and parking areas. The community-serving facilities along a 1,000-foot block of Fair Oaks Avenue between Hammond Street and Mountain Street consist of large single-story buildings, with some building entrances oriented toward the sidewalk. However, most of the block is fronted by the Robinson Park field, large setbacks, fences, and surface parking lots creating a sense of separation between these activity centers and the sidewalk.

Commercial and light industrial businesses in the subarea are generally vehicle-oriented, accompanied by large



Kings Village, affordable housing built in the 1970s, takes up a large segment in the subarea and contributes to residential character along the northern portion of N Fair Oaks Ave.

Fair Oaks/Orange Grove Specific Plan DRAFT



A mix of places of worship can be found throughout the subarea, including in former single-family homes.



The Wood Valley Martine is one of the oldest Block Center buildings in Pasadena. Founded in 1925, it has been operating at its current location at 1455 N Fair Oaks Avenue since 2013.



The Giff Court apartments are among recently constructed affordable condominium units in the FOGG area.

street-fronting surface parking lots screened by fences and landscaping. These buildings often lack facade treatments and include large blank walls facing the sidewalk, such as at 1000 North Fair Oaks Avenue and 950 North Fair Oaks Avenue. Other buildings or commercial complexes include fencing and landscaping along the sidewalk, which provides some screening benefits, but also contributes to a lack of visual character throughout the subarea.



Institutional uses, such as churches, can be found throughout the FOGG area.



The Pasadena Business Park and its parking lot takes up a significant footprint in the subarea.



Fire Station 36 is located at the southern end of the subarea.

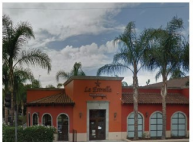
Fair Oaks/Orange Grove Specific Plan DRAFT

EAST ORANGE GROVE

Land Use and Urban Form

The East Orange Grove subarea comprises parcels surrounding the Orange Grove Boulevard corridor between Wheeler Lane to the west and Los Robles Avenue to the east. The subarea is characterized by a mix of commercial uses and residential uses including affordable housing, moderate-to-low-income multi-family housing, and condominiums. Buildings reflect various eras of development, with some clusters built in the early and mid-20th century, and more recent developments built in the early 2000s and 2010s. Residential and commercial buildings are predominantly one to two stories with some buildings reaching three or four stories. Residential uses include larger, more recent, well-affordable, and mixed-use developments such as Sunset Grove, an affordable condominium complex and other affordable developments including the 455 Flats and Orange Grove Gardens, which are all three stories.

Orange Grove Boulevard is an important commercial corridor characterized by many long-time neighborhood-serving later-oriented businesses including restaurants, grocery stores, convenience stores, and barber shops, some of which are located in former single-family homes. Although many of these small businesses and commercial properties feature sidewalk-fronting surface parking lots, they are generally more pedestrian-oriented with windows facing the street and individualized touches such as murals on blank walls. Commercial shopping centers in the subarea are vehicle-oriented with large surface parking lots, including the shopping center at the corner of Orange Grove Boulevard and Garfield Avenue, and



Placeholder - Restaurant located at the corner of Orange Grove Blvd and Garfield Ave.

WEST ORANGE GROVE

Land Use and Urban Form

The West Orange Grove subarea is the southernmost subarea in the FOGG Specific Plan, bounded by Mountain Street to the north, Maple Street to the south, Wheeler Avenue to the east, and Cypress Avenue to the west. The subarea is adjacent to the Central District Specific Plan area, though the connection between the two areas is not pedestrian-friendly.

The subarea is comprised of commercial and industrial uses, concentrated along North Fair Oaks Avenue with residential uses interspersed throughout the corridor along Orange Grove Boulevard. The largest commercial development in the subarea is the Fair Oaks Renaissance Plaza and the adjacent Mack Robinson Branch US Post Office which take up a significant footprint. This large commercial complex comprises a block of nearly 1,500 feet between Orange Grove Boulevard and Peoria Street. The Plaza is anchored by a Valleria supermarket and a variety of smaller commercial uses. Due to the large block size conditions are not pedestrian-friendly and include blank walls and multiple large parking lots, creating a lack of visual character. There is only one pedestrian crossing breaking up these large blocks (at Montezuma Avenue) otherwise, there are no pedestrian crossings between Lincoln Avenue and Fair Oaks Avenue, creating a challenging pedestrian atmosphere.

In contrast, along Orange Grove Boulevard, blocks are smaller, contributing to a more residential and walkable environment. Multifamily residential complexes and a limited number of single-family residential, commercial, and religious institutions are present; these buildings are generally one to two stories with varying architectural styles. More recently constructed multifamily, commercial, and mixed-use developments are found along this corridor. The multifamily mixed-use building located at the intersection of Lincoln Avenue and Orange Grove Boulevard is an example of a new development contributing to neighborhood character with pedestrian-oriented entrances and retail space for local businesses.

The intersection of Fair Oaks Avenue and Orange Grove Boulevard serves as a key nexus of activity in the specific plan area and includes new, well-affordable housing complexes Heritage Square, an affordable senior housing complex, Heritage Square South, permanent supportive senior housing. These newer developments are generally three stories tall with landscaped setbacks and pedestrian-focused entrances.

Fair Oaks/Orange Grove Specific Plan DRAFT



The Orange Grove Shopping Center at the corner of Orange Grove Blvd and Los Robles Ave.



Placeholder - The Sunset Grove apartments are one of the recently built affordable housing complexes in the area.



Neighborhood-serving commercial uses along Orange Grove Blvd.



Heritage Square South apartments offers permanent supportive units in the subarea.



Placeholder - Fair Oaks Renaissance Plaza Photo



Single and multi-family residential uses along Orange Grove Boulevard.

Fair Oaks/Orange Grove Specific Plan DRAFT

Draft Plan Chapter 3: Vision, Goals & Policies

Ch. 3

Vision, Goals & Policies

Vision, Goals & Policies	37
3.1 Vision	38
3.2 Goals & Policies.	39

Vision, Goals & Policies	
CHAPTER OVERVIEW	
The FOOG vision, goals, and policies establish the desired outcomes of the plan and provide general direction for achieving these outcomes.	
The vision, goals, and policies in this chapter are presented in the following pages as follows:	
VISION	» 3.1 Vision
» The vision characterizes the intended future of the FOOG area, as shaped by both the General Plan and extensive community input during the Plan update process. The plan's vision contains an overarching vision statement and seven supporting vision objectives.	» 3.1.1 Vision Statement
	» 3.1.2 Vision Objectives
GOALS	» 3.2 Goals & Policies
» A goal is a statement that describes a desired future condition or "end" state. Goals are change and outcome oriented, achievable over time, though not driven by funding.	» 3.2.1 Plan Area Goals & Policies
	» Public Realm
	» Development & Design
	» Economic Development
	» 3.2.2 Subarea Goals & Policies
	» The Legacy District
	» Robinson Recreation District
	» East Orange Grove
	» West Orange Grove
POLICIES	
» A policy is a clear statement that guides a specific course of action for decision-makers to achieve the associated goal.	
Fair Oaks/Orange Grove Specific Plan DRAFT	
37	

Draft Plan Chapter 3: Vision, Goals & Policies

VISION

Fair Oaks Avenue & Orange Grove Boulevard will offer a variety of housing options & flexible commercial, recreational, & community-building services around active, people-oriented corridors that celebrate the neighborhood's rich history.

3.1.2 VISION OBJECTIVES

1. Complete Neighborhood

A mix of different uses that will provide residents with their daily needs with convenient connections around the city.

2. A Sense of Place

Placemaking through new and existing gathering spaces, public art and community events that build on the area's identity.

3. New & Affordable Housing

High-quality housing that works for modern households, affordable to people at various income levels and sized to fit families of all sizes.

4. Walkable Streets

Safe and comfortable mobility options for those getting around without a car, with streets shared by all modes of transportation.

5. Local Businesses

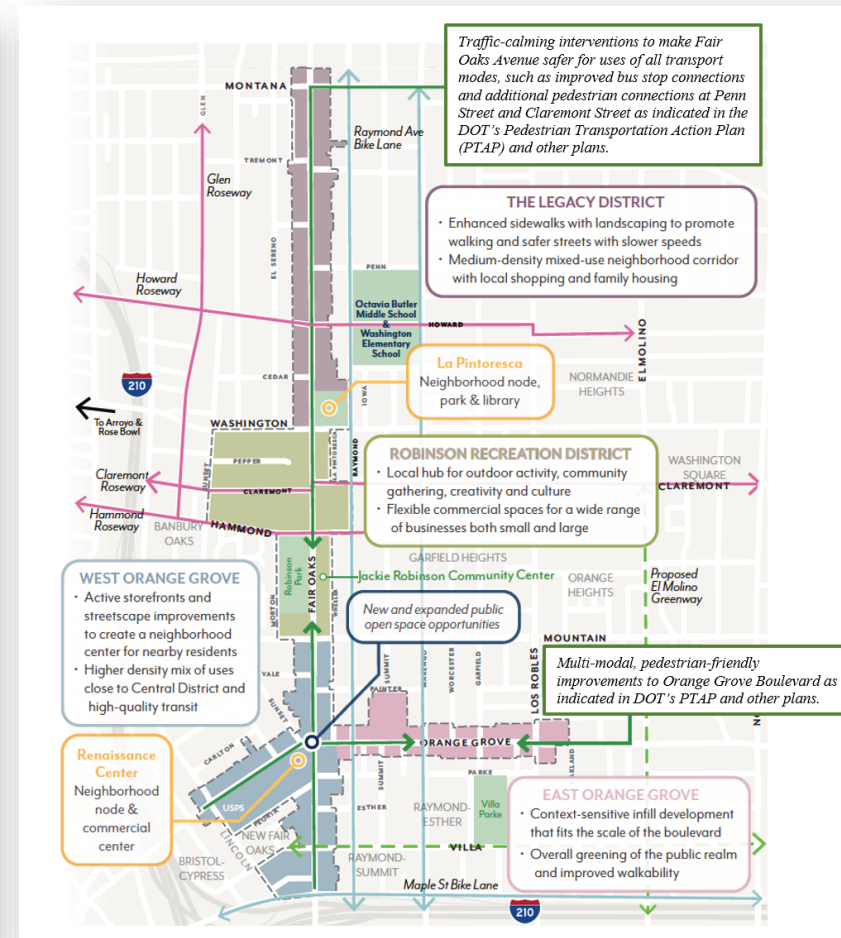
Locally owned and operated businesses that add to the economic vibrancy as well as the historic character of the neighborhood.

6. Activity Centers

Lively intersections along the primary boulevards with neighborhood destinations, including retail, restaurants and public green space.

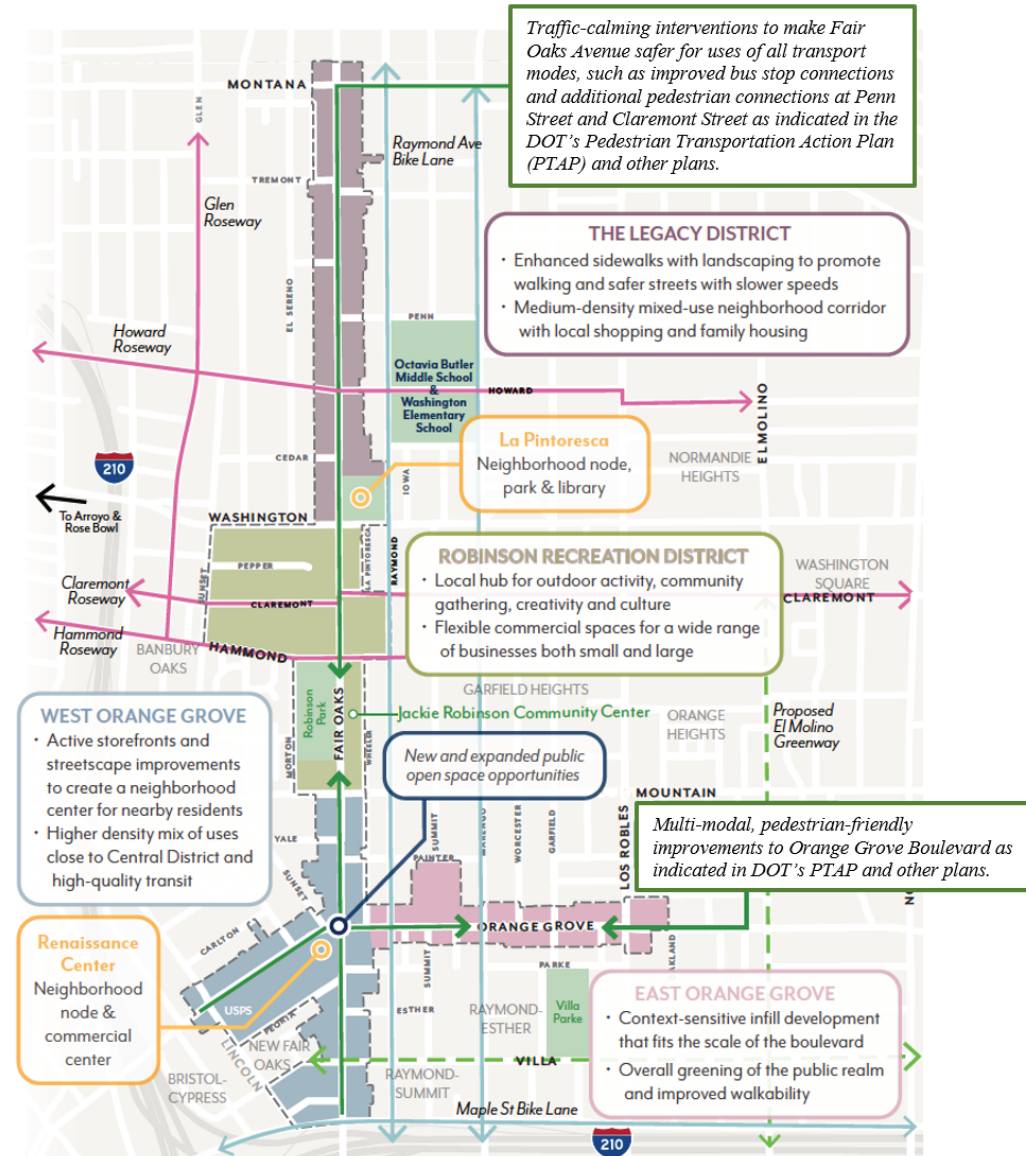
7. Green Community

A lush public realm with mature shade trees and landscaping that fosters sustainability, cooling, and climate resilience.



Vision Concept Map

- Emphasizes the 4 subareas and focal points
- Highlights existing and potential public realm improvements, including safety enhancements
- Identifies existing and proposed bicycle network within and surrounding the plan area
- Flags community assets, including parks, libraries and schools



The Legacy District



The Legacy District

THE LEGACY DISTRICT



Goal 8. A vibrant, mixed-use neighborhood with community gathering spaces, amenities, and resources that celebrate the area's cultural identity and history.

Policies:

- 8.a. Cultural Resources.** Foster support of existing community gathering spaces, resources, and events, that celebrate and honor the neighborhood's diverse community and cultural identity
- 8.b. Community Hubs.** Leverage La Pintoresca Park and Library as a gathering place and encourage active uses in the nearby area to create a community node
- 8.c. Artistic Communities.** Support the area's artists and cultural businesses through co-working spaces and creative economic opportunities such as food halls or other collective business models.
- 8.d. Adaptive Reuse.** Encourage the conversion of former single family residential homes into spaces for the area's creative community, including live/work spaces for artists.
- 8.e. Public Art.** Support artistic public realm interventions including artistic shade coverings at bus stops, installation of vertical banner artworks, and rotating public artwork sites, that highlight local artists and reflect area's unique history and identity.
- 8.f. Publicly Accessible Open Space.** Encourage accessible open space with room for outdoor dining, community gathering places, and public art to foster community connection and reinforce the area's identity.

THE LEGACY DISTRICT

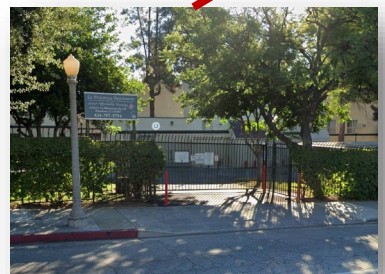
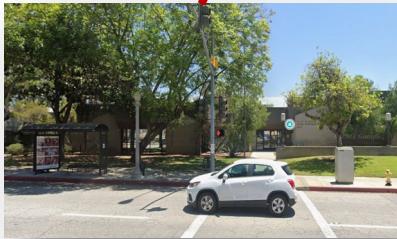
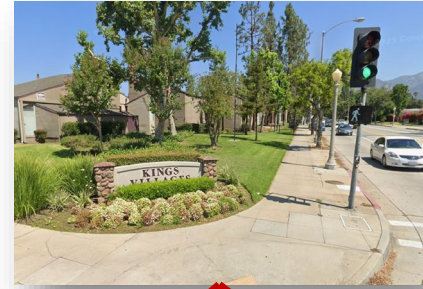
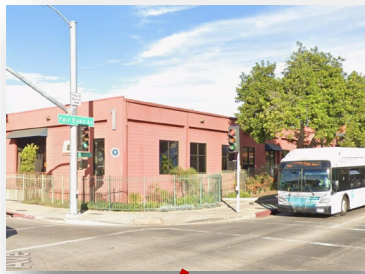
Goal 9. A lively northern gateway to the Fair Oaks corridor with neighborhood-serving amenities, an engaging and pedestrian-friendly public realm, and flexible housing options.

Policies:

- 9.a. Housing Choices.** Support the generation of a variety of new, affordable and mixed-income housing that can accommodate families and is compatible with the area's existing character.
- 9.b. Active Streets/Enhanced Public Realm.** Create a safer pedestrian environment through enhanced pedestrian crossings, medians, bulb outs, improved lighting, shading, and landscaping.
- 9.c. Commercial Clusters.** Cluster commercial uses around intersections including Montana Street, Tremont Street, and Washington Boulevard to facilitate a neighborhood with walkable amenities and services anchored in mixed-use or commercial buildings.
- 9.d. Engaging Ground Floor.** Implement design standards and guidelines relating to entrances, transparency, and other elements that create an active ground-floor commercial and residential character and foster a comfortable and engaging pedestrian environment, such as outdoor dining.
- 9.e. Sensitive Transitions.** Require that commercial and residential developments along Fair Oaks Avenue provide appropriately scaled transitions to adjacent lower-density homes particularly on the west side of Fair Oaks Avenue.
- 9.f. Institutional Uses.** For existing uses, consider creating green spaces through native landscaping that provide healing environments for both residents and staff, and consider adaptive reuse for facilities that may cease operations.

Translated concepts/themes in the supporting documents into goals & policies

Robinson Recreation District



Robinson Recreation District

ROBINSON RECREATION DISTRICT

Goal 10. An active and walkable mixed-use area offering high-quality community spaces, recreational facilities, and employment opportunities in tech, research, and creative industries for residents of the surrounding neighborhood and the broader region.

Policies:

10.a. Neighborhood Hub. Support existing community gathering spaces such as Robinson Park Recreation Center and the Jackie Robinson Community Center as a center of civic life and neighborhood programming

10.b. Creative Clusters. Allow for innovation, technology, incubator, and creative office uses on underutilized parcels to support job growth and the local economy.

10.c. Multi-Family Housing. Continue to support the development of flexible multi-family housing to support a range of housing needs.

10.d. Active Public Realm. Promote active, comfortable, and safe pedestrian corridors through sidewalk upgrades such as benches, street furnishings, and opportunities for outdoor dining.

10.e. Pedestrian Connections. Support the improvement of existing pedestrian crossings through infrastructure upgrades and artistic interventions at locations including the crosswalk between the Jackie Robinson Community Center and Recreation Center and at Fair Oaks Ave and Hammond Street, to facilitate connectivity and safety.

10.f. Greening. Foster greening of the corridor through additional shade trees and consistent, landscaped parkways.

ROBINSON RECREATION DISTRICT

10.g. Ground Floor Design Standards. Require new commercial development to support a visually appealing pedestrian experience through entrance design, transparency, landscaped setbacks, and parking located behind buildings or screens.

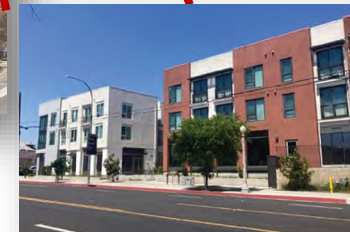
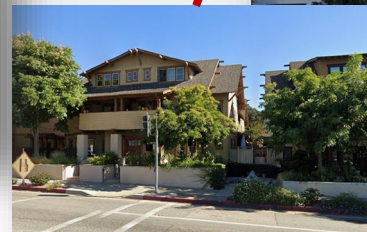
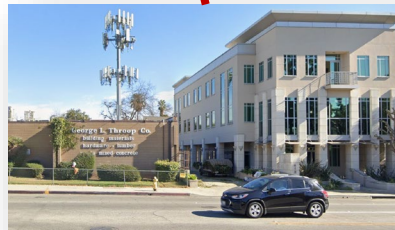
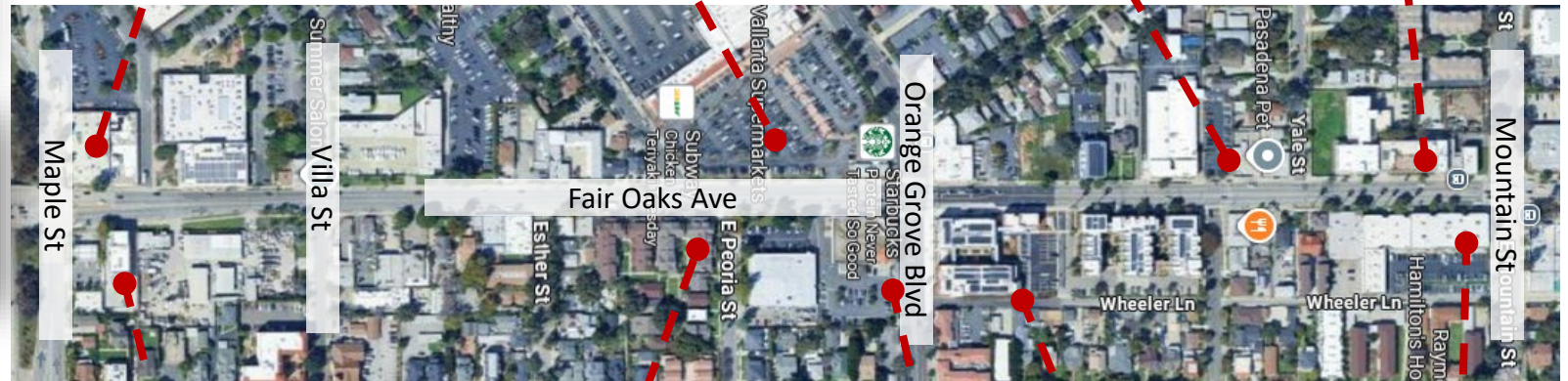
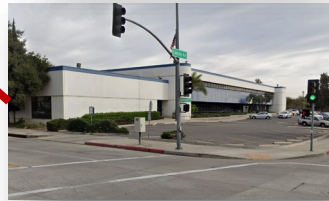
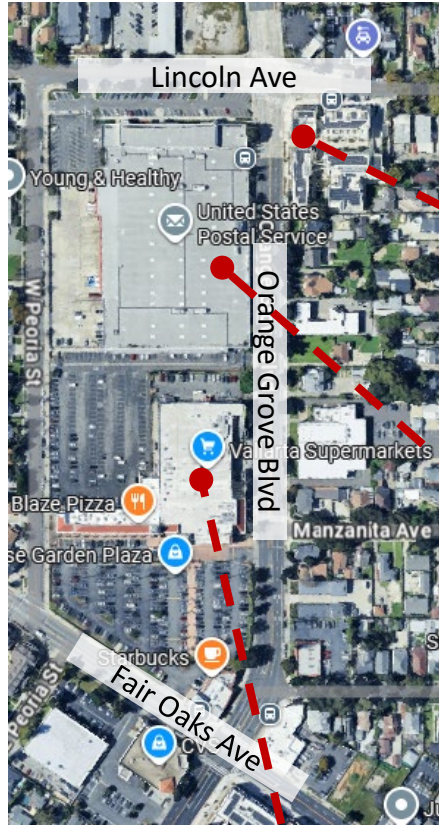
10.h. Murals. Encourage the use of murals to enhance blank walls, showcase local artists, and celebrate local history and culture.

10.i. Honoring History. Use existing community facilities to honor the area's history and indigenous people through educational resources, programming, public art, and native landscaping.

10.j. Public Art. Support artistic public realm interventions including artistic shade coverings at bus stops, installation of vertical banner artworks, and rotating public artwork sites, such as at the Jackie Robinson Community Center, that highlight local artists and reflect the area's creative community.

Translated concepts/themes in the supporting documents into goals & policies

West Orange Grove District



West Orange Grove District

WEST ORANGE GROVE

Goal 12. A higher-density, pedestrian-oriented neighborhood with community gathering spaces, green streets, a walkable, commercial core, and connectivity to the rest of the FOOG Specific Plan area and Central Pasadena

Policies:

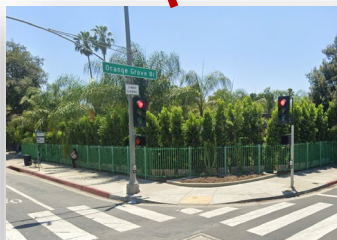
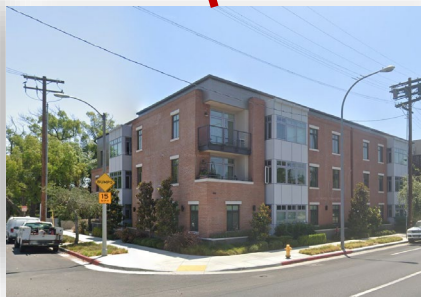
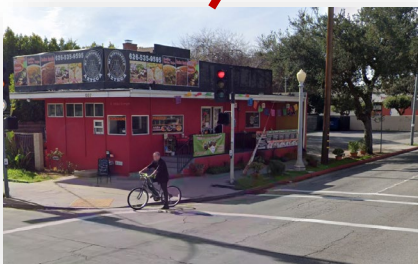
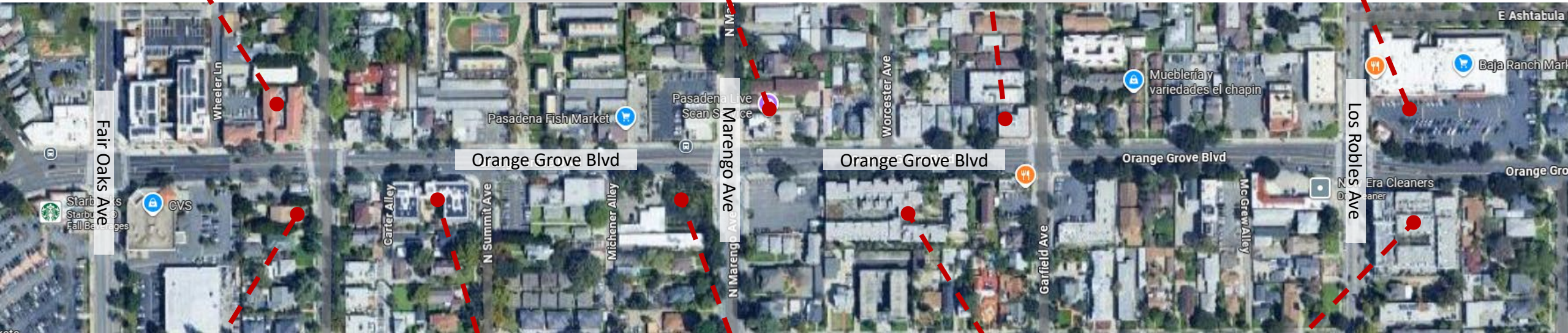
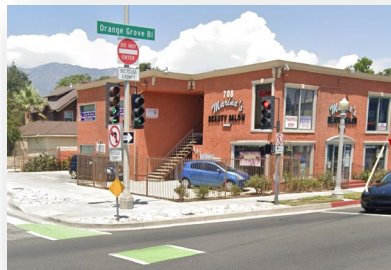
- 12.a. Density.** Enable higher-density development in the southern portion of the subarea, near Maple Street, to help meet the neighborhood's housing needs
- 12.b. Walkable Community.** Enhance the walkability of the area for residents and the greater community by fostering connections to adjacent neighborhoods, including Central Pasadena through improved neighborhood networks and pedestrian and bicycle amenities.
- 12.c. Greening.** Improve sustainability and pedestrian comfort through street trees, landscaped parkways, and vertical green walls.
- 12.d. Pedestrian Connections.** Support the addition of marked pedestrian crossing infrastructure to improve pedestrian connectivity along the long blocks along Orange Grove Boulevard between Fair Oaks Avenue and Lincoln Avenue.
- 12.e. Commercial Character.** Concentrate commercial uses at the Fair Oaks Avenue/Orange Grove Boulevard and Orange Grove Boulevard/Lincoln Avenue intersections to create activity nodes with amenities and jobs within walking distance.
- 12.f. Publicly Accessible Open Space.** Foster opportunities for new public spaces to break down block sizes and provide gathering spaces, including paseos and community-serving plazas in larger developments.

WEST ORANGE GROVE

- 12.g. Fair Oaks Renaissance Plaza.** Support the redesign of Fair Oaks Renaissance Plaza's large surface parking lots with pedestrian-oriented mixed-use development that provides public open space and utilizes underground parking, while retaining Vallarta Supermarket and other important community-serving businesses.
- 12.h. Sensitive Transitions.** Support compatibility between new development and existing buildings through design treatments including step downs in height toward smaller-scale neighbors.
- 12.i. Outdoor Dining.** Encourage sidewalk cafes and opportunities for outdoor dining along Orange Grove Boulevard to facilitate a lively sidewalk environment.
- 12.j. Comfortable Streetscape.** Foster a welcoming streetscape through street trees, pedestrian-scaled lighting, and sidewalk furniture, such as benches, trash receptacles, and shaded bus stops.

Translated concepts/themes in the supporting documents into goals & policies

East Orange Grove District



East Orange Grove District

EAST ORANGE GROVE

Goal 11. A residential corridor supported by vibrant local businesses serving community needs with an active public realm and public art celebrating the neighborhood's identity.

Policies:

- 11.a. Community Identity.** Maintain long-standing commercial uses and community landmarks that represent the neighborhood's diverse working-class identity, past and present.

11.b. Proximity to Services. Expand the existing environment of small business providing community needs and amenities and facilitate new development with neighborhood-serving uses.

11.c. Residential Cohesion. Build on the success of recent multi-family developments in the area and support opportunities for new multi-family developments to facilitate a lively multi-use neighborhood with flexible housing options.
- 11.d. Ground Floor Uses.** Allow for ground floor residential uses along the Orange Grove corridor to support an active and connected public realm.

11.e. Pedestrian Connections. Encourage design that promotes walkability and greening including landscaped setbacks and medians and active ground floor design to encourage connections between the street and local businesses.

11.f. Murals. Encourage the use of murals to enhance blank walls, showcase local artists, and celebrate local history and culture.

EAST ORANGE GROVE

- 11.g. Outdoor Dining.** Support opportunities for outdoor dining along Orange Grove Boulevard to promote a comfortable, lively neighborhood environment.

11.h. Welcoming Streetscape. Dedicate a portion of the sidewalk for amenities such as street furniture, pedestrian-scaled lighting, and creative signage and public art.
- 11.i. Walkability.** Support a walkable, safe pedestrian environment through enhanced pedestrian crossings, shade, and pedestrian-oriented design.

11.j. Quality Design. Encourage functional design of open space areas in residential and commercial developments for residents and visitors.

Translated concepts/themes in the supporting documents into goals & policies

Chapter 5: Streets for People (In-Progress)

Streets for People

Cities are reimagining streets not just as routes for vehicles, but as essential public spaces that shape how people live, move, and connect. The "Streets for People" approach challenges the idea that streets exist solely for transportation efficiency and instead embraces their role as vibrant, multifunctional places. Through strategies that prioritize safety, mobility, sustainability, and equity—and by applying placemaking principles that invite community life—this approach transforms streets into spaces where people feel welcome, engaged, and empowered.

Safety is at the heart of this vision. Streets designed with people in mind reduce traffic injuries and fatalities by calming vehicle speeds, improving visibility, and providing dedicated space for walking and biking. Features such as curb extensions, protected bike lanes, and well-marked crosswalks help prevent collisions and support vulnerable users, including children, older adults, and people with disabilities. A safe street is one where everyone feels comfortable moving through it, whether on foot, on wheels, or using public transit.

Equity is another foundational goal of people-centered street design. Historically, low-income neighborhoods and communities of color have borne the brunt of disinvestment and harmful infrastructure decisions, often facing unsafe conditions, limited transit access, and poor air quality. A more equitable street strategy actively works to reverse these patterns by prioritizing investment in historically marginalized areas, engaging community voices in the design process, and ensuring that the benefits of safe, green, and vibrant streets are shared by all. Equity means not only fair access to transportation options but also creating spaces that reflect and respect the identities of the people who live there.



Sustainability can be a key outcome of designing streets for people. By incorporating natural elements such as trees, rain gardens, and permeable paving, streets can manage stormwater, lower urban heat, and improve air quality. Encouraging walking, biking, and transit use helps reduce greenhouse gas emissions, supporting broader climate goals. These green and active design strategies not only address environmental challenges but also create healthier and more attractive public spaces.

Mobility is equally important. A "Streets for People" approach promotes freedom of movement by offering real choices beyond the car. Reliable transit access, inviting pedestrian environments, and connected cycling networks support more equitable transportation options and reduce dependency on private vehicles. These multimodal networks increase access to jobs, services, and recreation for all residents, particularly those in underserved communities, while also reducing traffic congestion and travel time for everyone.

Ultimately, "Streets for People" is about transforming streets into places where communities can thrive. It's a holistic framework that uses tools like complete street design, green infrastructure, and placemaking not as isolated strategies, but as interconnected ways to achieve safer, more mobile, and more sustainable cities. As urban challenges grow more complex, the street remains a powerful starting point for building healthier, more inclusive communities.



Neighborhood Street Design

CURB EXTENSIONS



Curb extensions (or bulb-outs) increase sidewalk width and can contribute to traffic calming.

TREE ISLANDS



Tree islands, or space for trees in mid-block curb extensions, provide additional opportunities for shade.

ARTISTIC CROSSWALKS



Crosswalk art can highlight neighborhood identity while improving pedestrian safety.

MID-BLOCK CROSSINGS



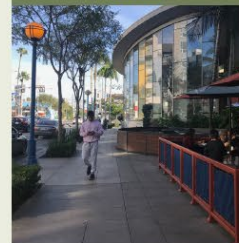
Signalized crossings in-between major intersections, and to break up long blocks, can improve pedestrian safety and facilitate connectivity.

BIKE FACILITIES



Bike racks, corrals, lockers create an environment where people feel encouraged to use alternative modes of transportation (and confident in the security of their bike).

LIGHTING



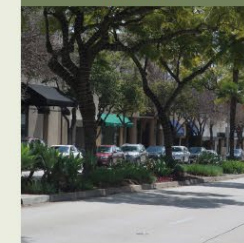
Street lamps and other forms of lighting, play a major role in the identity of a street and safety after dark.

GATEWAY ELEMENTS



Creative signage, distinct landscaping, or public art can provide a unique, welcoming entry point to different neighborhoods or areas.

MEDIANS

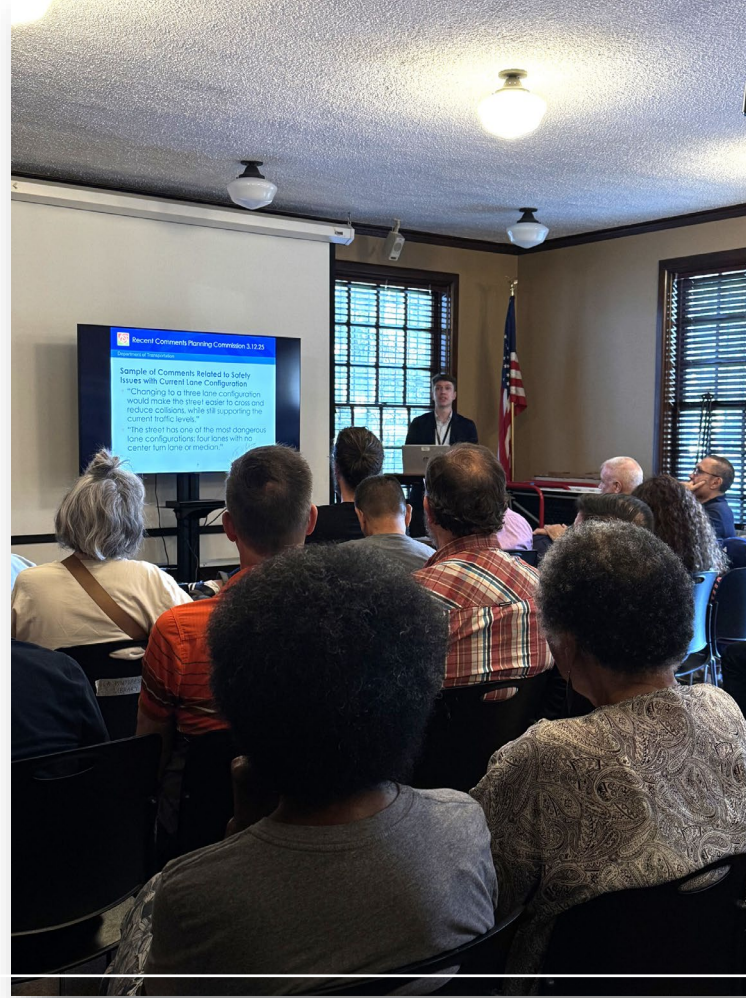


Landscaped medians provide a variety of benefits including visual interest, stormwater capture, and traffic calming.

Inter-Departmental Collaboration



April 2025 FOOG Walkthrough with Planning, DOT, DHP & Cultural Affairs



September 2025 community meeting on road safety on Fair Oaks, north of Washington

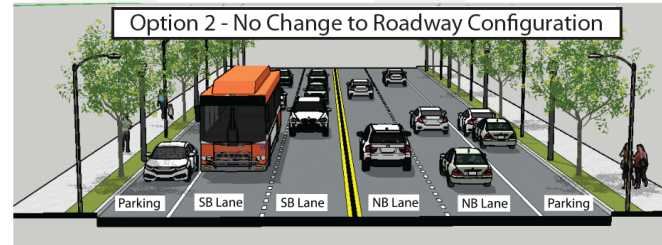
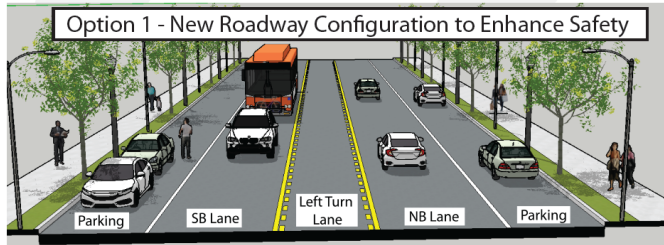


Potential North Fair Oaks Avenue Safety Improvements

NORTH FAIR OAKS AVENUE BETWEEN MONTANA STREET AND WASHINGTON BOULEVARD

The City of Pasadena invites you to provide input on potential safety improvements to North Fair Oaks Ave. between Montana St. and Washington Blvd. An upcoming resurfacing project scheduled for winter 2025 provides an opportunity to address longstanding community requests for improved safety by adjusting the roadway configuration.

La Ciudad de Pasadena lo invita a dar su opinión sobre posibles mejoras de seguridad en North Fair Oaks Ave. entre Montana St. y Washington Blvd. Un próximo proyecto de repavimentación, programado para el invierno de 2025, brinda la oportunidad de abordar las solicitudes de la comunidad de larga data para mejorar la seguridad ajustando la configuración de la calzada.



Get More Information & Provide Input - Para Más Información y Dar Su Opinión

In-person - Reunión en Persona
Tuesday, Sept. 9th, 2025 6 p.m. to 8 p.m.
La Pintaresca Branch Library Meeting Rm
1355 N. Raymond Ave. Pasadena, CA 91103

Project Webpage
Página Web Del Proyecto
[Bit.ly/NFairOaks](https://bit.ly/NFairOaks)

Email - Correo Electrónico
PasadenaDOT@cityofpasadena.net

Over 50 community members attended supporting lane reduction & safer streets

Safety Action Plan

SAFETY ACTION PLAN PASADENA LOCAL ROADWAY SAFETY ACTION PLAN

PRIORITY SAFETY PROJECTS

The 15 priority projects in this Action Plan represent projects in existing City plans with the greatest expected safety benefit as well as areas that community members have identified as needing more investment from a multimodal safety perspective.

We reviewed and updated each of these priority projects to align with the latest safety best practices and to ensure they address the safety emphasis areas identified in previous local planning efforts. The project cutsheets describe the potential countermeasures that could address collision trends and community concerns in project areas as well as preliminary cost and time estimates for implementing each project.

#	Project Description	Location and/or Extent
1	Pedestrian improvements at intersections	Lake Ave. from north City limit to Arden Rd.
2		Los Robles Ave. from north City limit to Walnut St.
3		Fair Oaks Ave. within City limits
4		Washington Blvd. from Lincoln Ave. to Sierra Bonita Ave.
5	Pedestrian Hybrid Beacon (HAWK) signals at non-signalized intersections	Lincoln Ave. at Toolen Pl. Atchinson St. at Lake Ave. Elizabeth St. at Lake Ave. Bressee Ave. at Washington Blvd.
6	Signal and crossing improvements	Fair Oaks Ave. at Orange Grove Blvd.
7		Fair Oaks Ave. at Washington Blvd.
8	High-visibility crosswalks	Citywide
9	Traffic signal preemption for emergency vehicles	Citywide
10	Leading pedestrian intervals and accessible pedestrian signals	Citywide
11	Corridor-wide traffic calming measures	Sunset Ave. from Howard St. to Hammond St.
12	Corridor-wide bicycle improvements	Washington Blvd.: Class III bike route from Forest Ave. to Lincoln Ave. Class IV bike lane from Lincoln Ave. to Catalina Ave.
13	Corridor-wide pedestrian improvements	Colorado Blvd. from Allen Ave. to Sierra Madre Blvd.
14	Corridor-wide pedestrian and bicycle improvements	Arroyo Pkwy. from Glenarm St. to Cordova St.
15		Marengo Ave. from Glenarm St. to Villa St.



INTERSECTION PROJECT FAIR OAKS AVENUE/ ORANGE GROVE BOULEVARD

Signal and crossing improvements at Fair Oaks Avenue/Orange Grove Boulevard

The Project Site



INTERSECTION CHARACTERISTICS

ROADWAY WIDTH	50 FT AND 70 FT
POSTED SPEED	35 MPH
NUMBER OF LANES	5 LANES
NUMBER OF SIGNALIZED CROSSINGS	1

COLLISION STATISTICS (2020-2024)



* KSI (Killed or Severely Injured)
FINAL DRAFT

The Project

ORIGINATING PLAN
Local Roadway Safety Plan (2022)

PROJECT DESCRIPTION

This project proposes multi-modal improvements to the intersection of Fair Oaks Avenue and Orange Grove Boulevard. Improvements include a flashing yellow arrow to signals in all directions and install curb extensions at the northwest corner of Orange Grove Boulevard.

IMPLEMENTATION DETAILS DESIGN & CONSTRUCTION

TIMELINE

Near-Term

COST

\$

PROJECT COUNTERMEASURES

See countermeasure toolbox in Appendix D for more details.



Site Visualization & Potential Countermeasures

INTERSECTION CONCEPT



PAADENA
Department of Transportation

INTERSECTION PROJECT

FAIR OAKS AVENUE/ WASHINGTON BOULEVARD

Signal and crossing improvements at Fair Oaks Avenue/Washington Boulevard

The Project Site



INTERSECTION CHARACTERISTICS

ROADWAY WIDTH	60 FT AND 60 FT
POSTED SPEED	35 MPH
NUMBER OF LANES	5 LANES
NUMBER OF SIGNALIZED CROSSINGS	1

COLLISION STATISTICS (2020-2024)



* KSI (Killed or Severely Injured)
FINAL DRAFT

The Project

ORIGINATING PLAN
Local Roadway Safety Plan (2022)

PROJECT DESCRIPTION

This project proposes multi-modal improvements to the intersection of Fair Oaks Avenue and Washington Boulevard. Improvements include adding a flashing yellow arrow to signals in all directions and installing high visibility crosswalks.

IMPLEMENTATION DETAILS DESIGN & CONSTRUCTION

TIMELINE

Near-Term

COST

\$

PROJECT COUNTERMEASURES

See countermeasure toolbox in Appendix D for more details.



Site Visualization & Potential Countermeasures

INTERSECTION CONCEPT



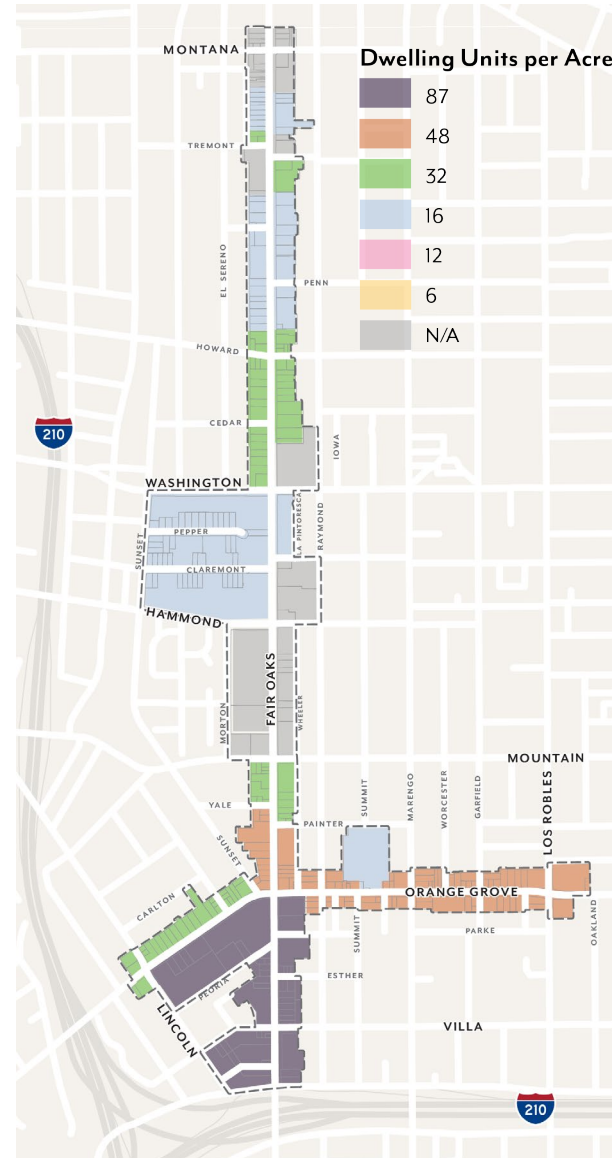
DRAFT DENSITIES & DEVELOPMENT STANDARDS



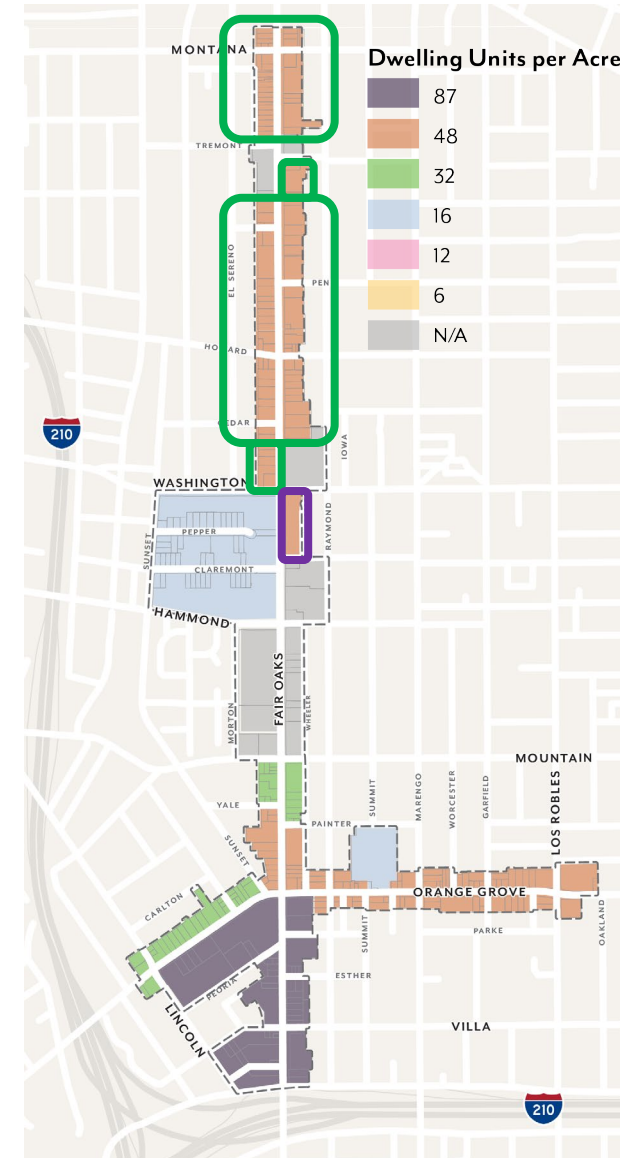
Potential Densities

- At the March meeting, the community requested an increase in density to 48 du/ac to encourage housing on Fair Oaks Ave, north of Washington Blvd
- Staff reviewed existing conditions and development and determined that increasing residential density to 48 du/ac is both physically feasible and appropriate for this area
- Staff also considered increasing density to 48 du/ac on the southeast corner of Fair Oaks Ave and Washington Blvd and seeks further input

Presented at the March
PC Meeting

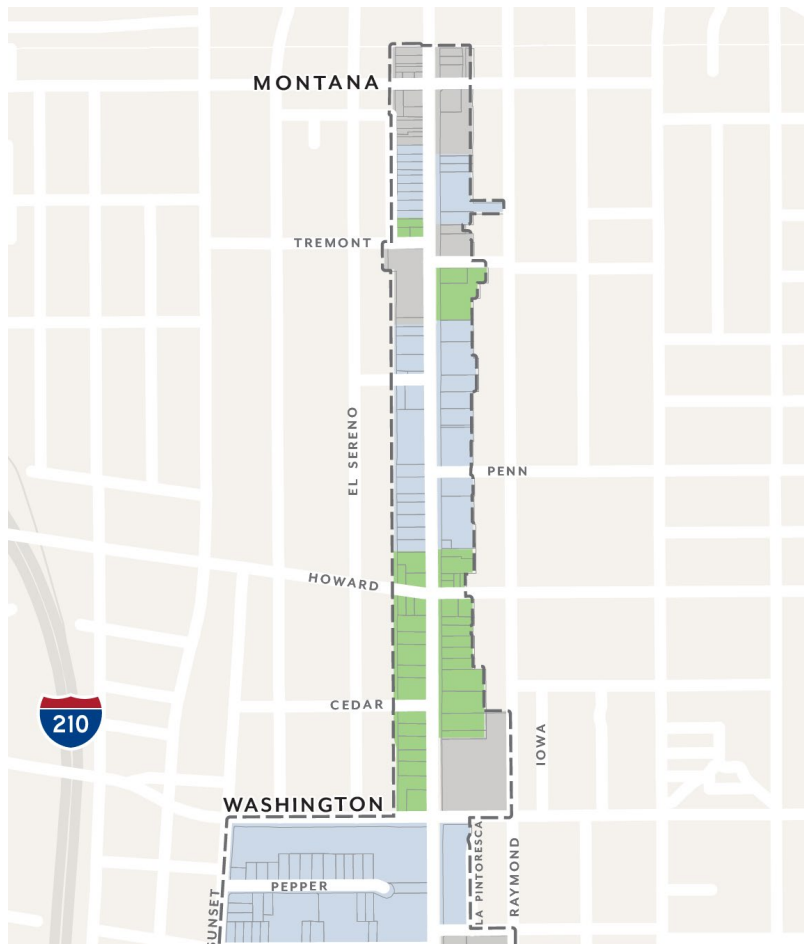


Revised Densities for
Discussion

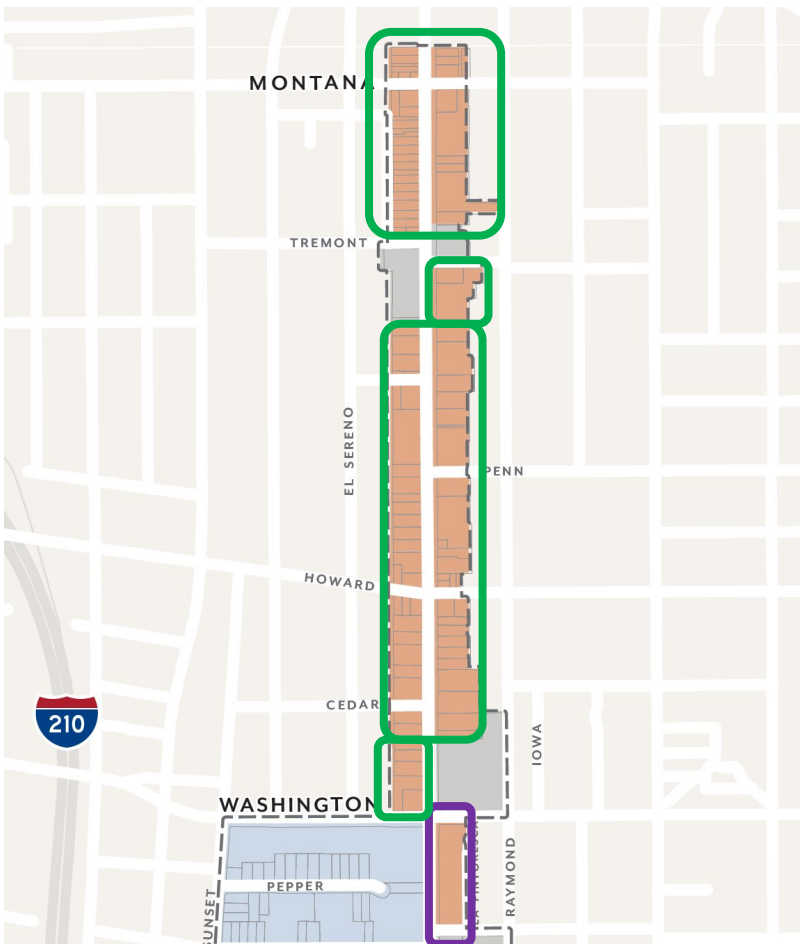


Potential Densities North of Claremont St

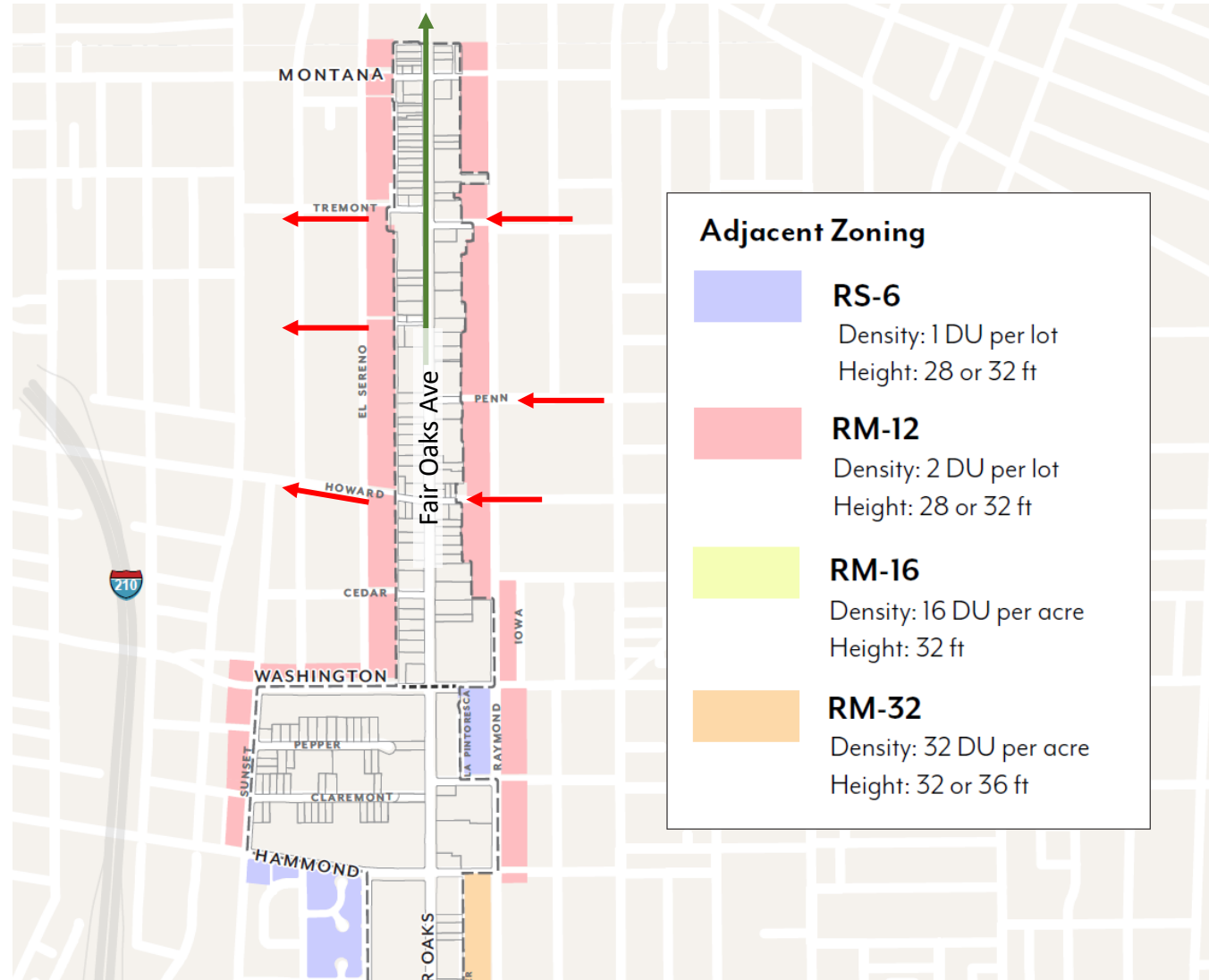
Presented at the March PC Meeting



Revised Densities for Discussion



Existing Densities and Topography Adjacent to Fair Oaks Ave



→ Slopes up
(south to north)

← Slopes down
(east to west)

Existing Conditions North of Washington Blvd

Sloped condition on Tremont St
(west of Fair Oaks)



Sloped condition on Tremont St
(east of Fair Oaks)



Existing Conditions North of Washington Blvd

Sloped Condition on Fair Oaks Dr.
(west of Fair Oaks)



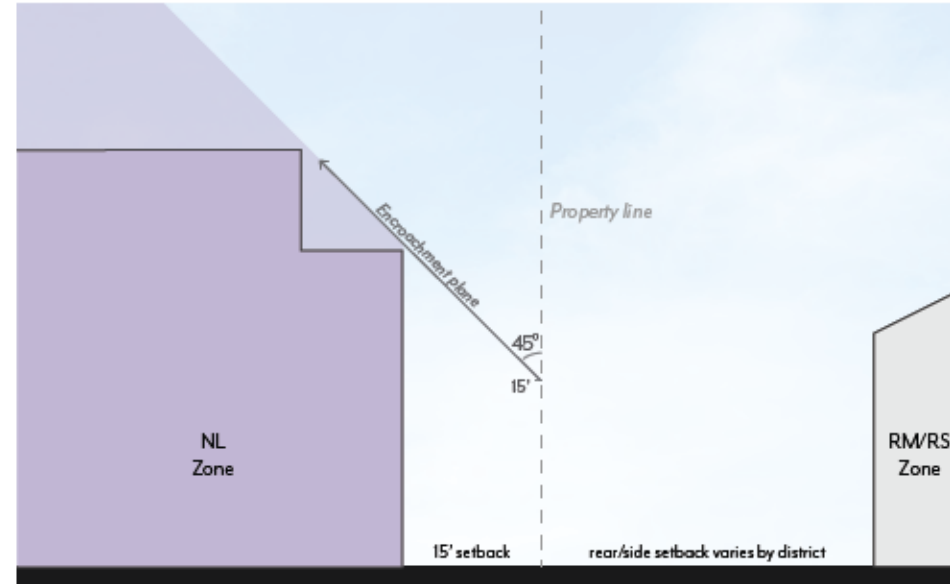
Designing with the slope creates
appropriate heights and massing



Preliminary Building Standards North of Washington Blvd

- 3 story height limit (39 feet)
 - In March, we presented 36 feet
- Other standards:
 - 15 feet rear setback
 - Encroachment plane
 - Upper-story stepbacks at the rear

Adjacent to RM/RS Zoning Districts

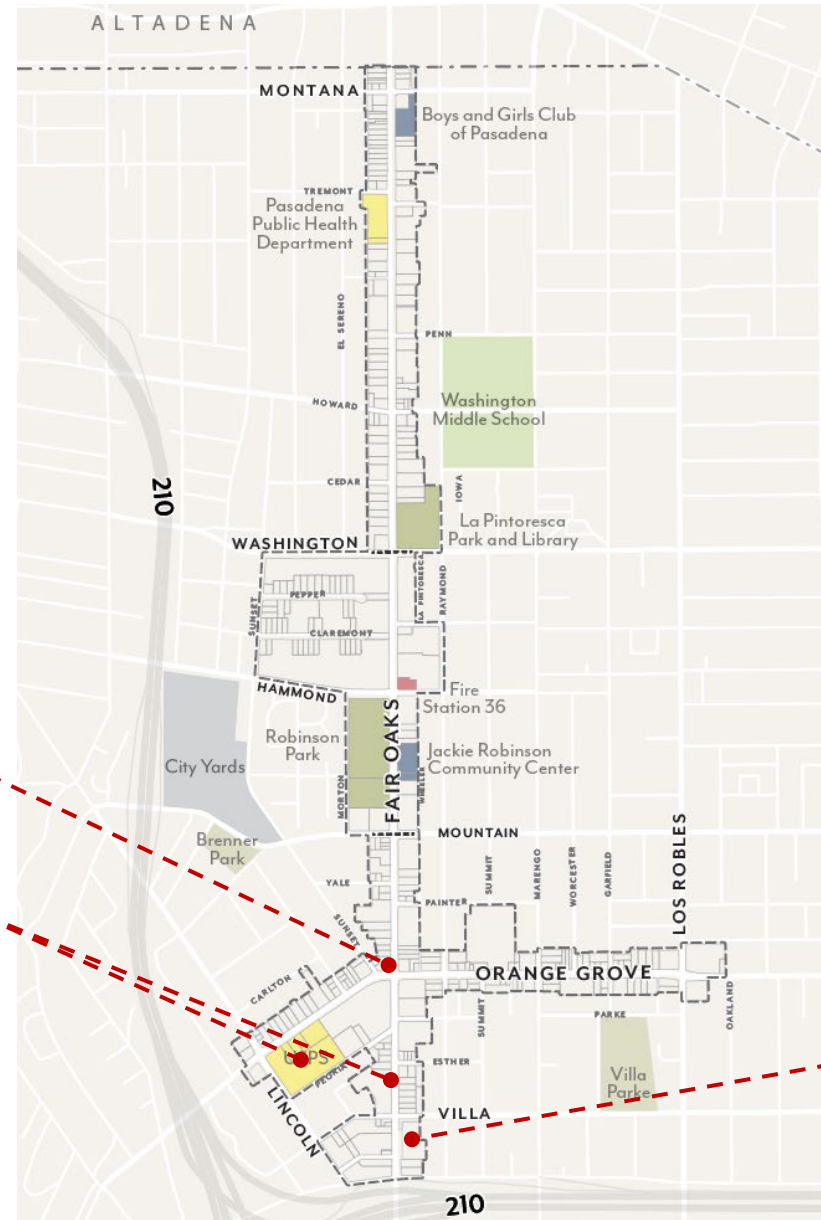


Redevelopment Opportunity Sites

Shopping Center

US Postal
Services

Lumber Yard



NEXT STEPS



Next Steps

- Feedback received will guide the preparation of the FOOG Specific Plan
- Present this information to the Northwest Commission on November 13th
- Proposed plan to be presented to the Planning Commission for a recommendation to the City Council early next year
- Stakeholders may provide feedback during the Planning Commission Hearing process by emailing OurPasadena@CityofPasadena.net

THANK YOU

